

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

DECEMBER 6, 2016

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, Jim Ormiston, Scott Esty, Dave Seely, John Hunter, Angela Piersimoni

Members Absent: None

Staff Present: Attorney Thomas Reilly, Brenda Belmonte, Gabriel Holbrow

Guests: Seth Lovell, Ron Potrzebowski, Susan, Potrzebowski, Mike Smith, Jim Stine, Attorney Jeff Evans, Greg Miller

Minutes
November 1, 2016

Motion by Esty, seconded by Seely, to approve the minutes of November 1, 2016, Discussion, None; Motion Carries 6-0 with Masler abstaining.

PUBLIC HEARING

**SMITH SUBDIVISION FINAL PLAT
2844 NYS ROUTE 352
TAX PARCEL #77.00-1-3**

Chair Muir opened the *Public Hearing* at 6:31pm stating it had been duly published in the Star Gazette.

Speaking for: None
Speaking against: None

Public Hearing closed at 6:32pm

**SMITH SUBDIVISION FINAL PLAT
2844 NYS ROUTE 352
TAX PARCEL #77.00-1-3**

Resolution by: Ormiston
Seconded by: Hunter

WHEREAS, this Board received an application on October 6, 2016, from Michael Smith, 46 Curren Road, for a subdivision at 2844 NYS Route 352, Tax Parcel #77.00-1-3; and

WHEREAS, this Board, as per Town of Big Flats Zoning Section 16.08.030(D), has discussed the preliminary plot plan as submitted, which consists of subdividing the house and five (5) acres from the ~201.20 acres; and,

WHEREAS, per the Big Flats Planning Board's review as lead agency the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and;

WHEREAS, the Planning Board of the Town of Big Flats, pursuant to the provisions of SEQR 6 NYCRR Part 617, the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

WHEREAS, this Board held a Public Hearing on the Preliminary Plat on December 6, 2016; and

BE IT THEREFORE RESOLVED the Town of Big Flats planning board hereby accepts the proposed two (2) lot subdivision as a final plat;

- A. The applicant shall submit five (5) paper copies to the Code and Planning Office for endorsement
- B. The applicant shall file the endorsed subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of approval
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

CARRIED: AYES: Muir, Esty, Piersimoni, Ormiston, Masler, Seely, Hunter
NAYS:

Dated: Tuesday, December 6, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

**STINE AREA VARIANCE REQUEST
499 COUNTY ROUTE 64
TAX PARCEL #67.01-1-11**

The proposal consists of constructing a 10-foot roof overhang to the side of an approved detached garage currently under construction.

Motion by Esty, seconded by Seely, to forward a recommendation for approval to the ZBA, Discussion, None; Motion Carries 7-0.

**MILLER AUTO REPAIR CONCEPT SITE PLAN
3328 STATE ROUTE 352
TAX PARCEL #76.01-1-5**

The applicant is requesting that the uses of vehicle storage, vehicle repair and vehicle sales be allowed in the *Industrial District*.

Attorney Reilly stated that the requested uses comply with the *Town Comprehensive Plan* and do not deviate from existing uses in the *Industrial District* such as heavy equipment repair and adult uses.

Esty stated that the procedure would involve a recommendation to the Town Board to add the above uses to the Industrial District. If approved, those uses would require *site plan approval* as well as a *special use permit* from the Town Board.

Muir noted that one concern might be that the proposed location is more rural than other car dealerships in town.

Attorney Reilly suggested recommending some type of screening.

Esty agreed and said that a large dealership would be unfavorable. He proposes setting a limit of five (5) or six (6) cars.

Masler would like to ensure that the added use definitions are consistent with those in other zones.

Muir commented on the number of signs hanging on the building that do not comply with code. He noted that sign regulations are very specifically defined.

Motion by Esty, seconded by Ormiston, to forward to the Town Board a recommendation to add to the Industrial District the uses of vehicle sales, vehicle repair and vehicle storage

as these uses do not deviate from the Town Comprehensive Plan and fit within the code definition of Industrial Use; Discussion, None; Motion Carries unanimously, 7-0.

If approved, the applicant will be required to apply for *Site Plan approval* as well as a *Special Use Permit* from the Town Board.

Motion by Esty, seconded by Seely, to adjourn at 7:05pm, Discussion, None; Motion Carries 7-0.

Adjourned at 7:06pm